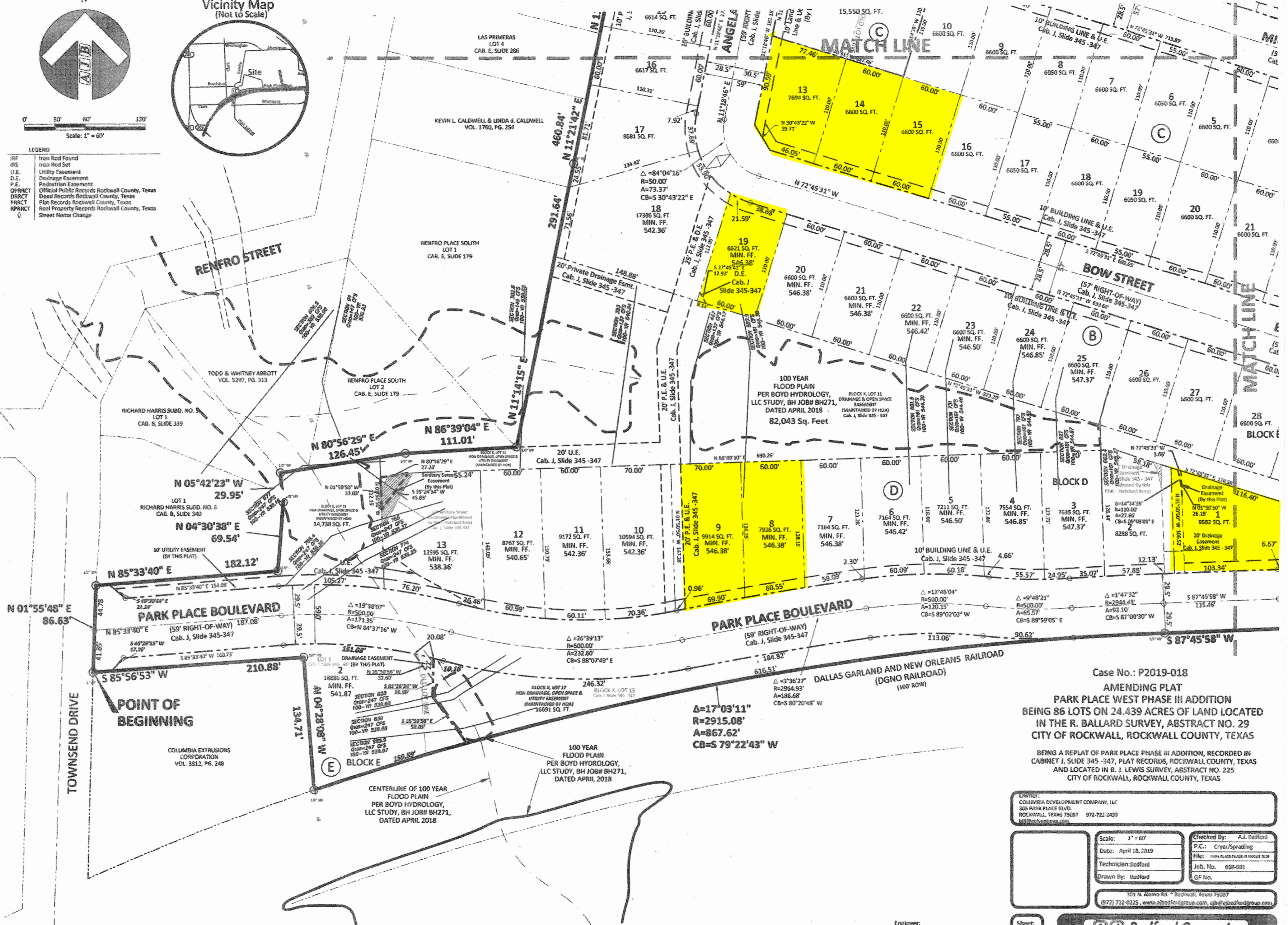


- LEGEND**
- IRF Iron Rod Found
  - IRS Iron Rod Set
  - U.E. Utility Easement
  - D.E. Drainage Easement
  - P.E. Pedestrian Easement
  - OPR/CT Official Public Records Rockwall County, Texas
  - DR/CT Deed Records Rockwall County, Texas
  - PL/CT Plat Records Rockwall County, Texas
  - RPR/CT Real Property Records Rockwall County, Texas
  - SC Street Name Change



Case No.: P2019-018  
**AMENDING PLAT**  
**PARK PLACE WEST PHASE III ADDITION**  
 BEING 86 LOTS ON 24.439 ACRES OF LAND LOCATED  
 IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

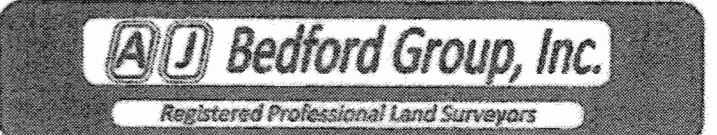
BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN  
 CABINET J, SLIDE 345-347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 COLUMBIA DEVELOPMENT COMPANY, LLC  
 305 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2430  
 bill@colventures.com

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: April 18, 2019	P.C.: Cryer/Spading
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job. No. 668-001
	GF No.

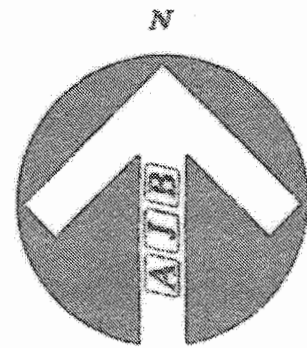
301 N. Alamo Rd. • Rockwall, Texas 75087  
 (972) 722-0225 • www.a BedfordGroup.com, ajb@BedfordGroup.com

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 1  
 Of: 4



Engineer:  
 TOMDEN ENGINEERING, L.L.P.  
 214-679-1679  
 tjones@tomden.com

The purpose of this Amending Plat is to combine 2 lots into 1 lot, abandon easements and dedicate easements.

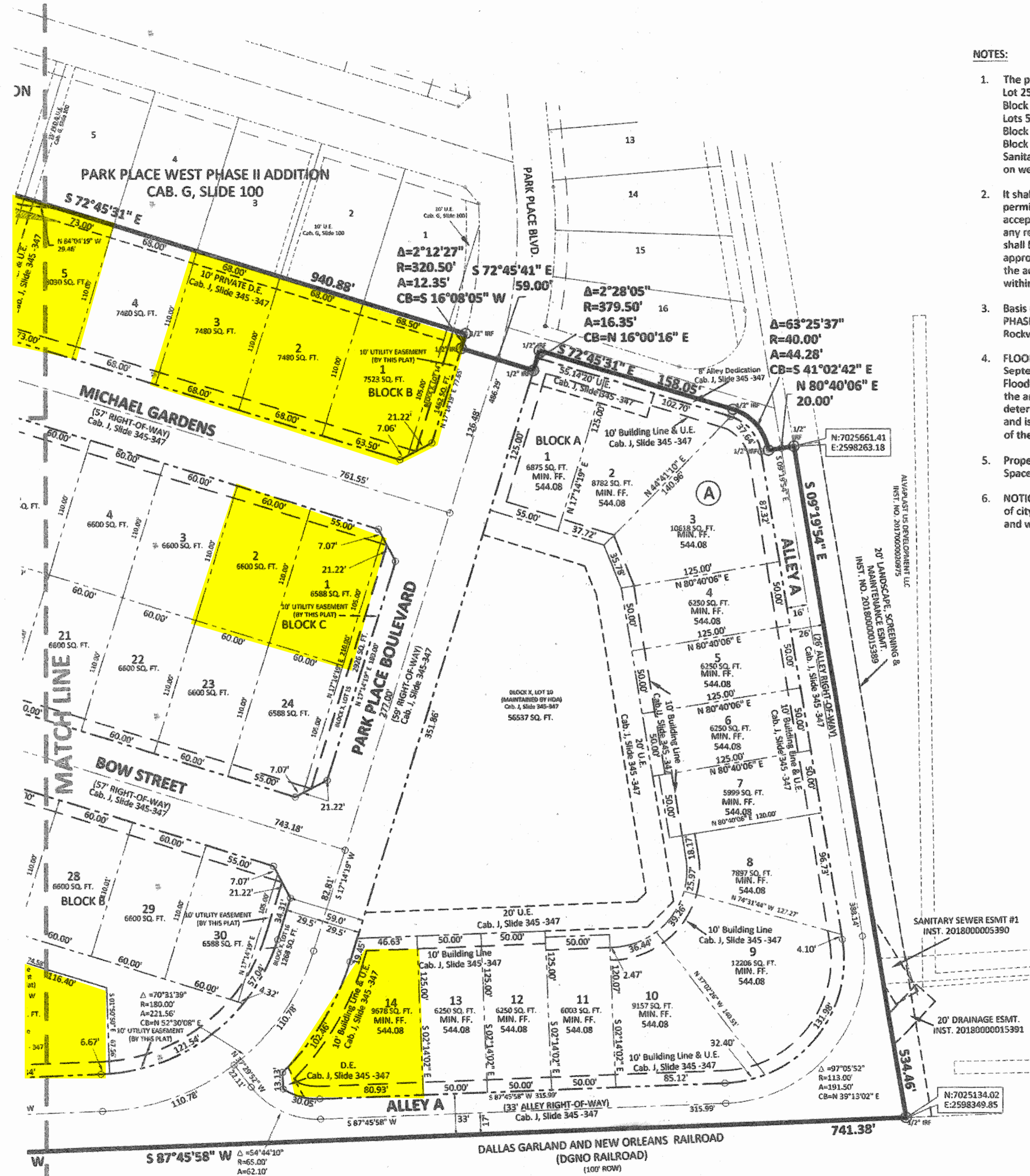
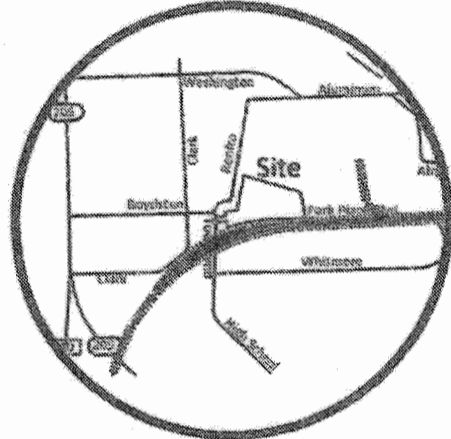


Scale: 1" = 60'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
□	Street Name Change

Vicinity Map (Not to Scale)



NOTES:

- The purpose of this Amending Plat is to combine Lots 11 & 12, Block C into 1-Lot 25, Block C, abandon a portion of 20' Drainage easement located on Lot 2, Block D & abandon a portion of 10' Private Drainage easement located on Lots 5, 6 & 7, Block B and dedicated portion of Drainage easement on Lot 1, Block D & dedicated a portion of 10' Drainage easement on Lots 5, 6 & 7, Block D. Abandoning Sanitary Sewer Easement on Lot 13, Block D and adding Sanitary Sewer Easement on Lot 13, Block D. Added to 10' Landscape located on west line of Block B "10' Landscape, Building Line & Utility Easement".
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE III ADDITION recorded in Cabinet J, Slide 345 - 347, Plat Records Rockwall County, Texas.
- FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
- Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

The purpose of this Amending Plat is to combine 2 lots into 1 lot, abandon easements and dedicate easements.

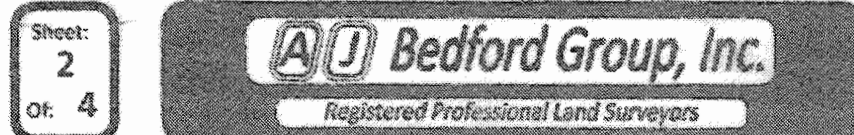
Case No.: P2019-018  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
 COLUMBIA DEVELOPMENT COMPANY, LLC  
 305 PARK PLACE BLVD.  
 ROCKWALL, TEXAS 75087 972-722-2439  
 hll@coldev.com

Scale: 1" = 60'	Checked By: A.I. Bedford
Date: April 18, 2019	P.C.: Cryer/Spreading
Technician: Bedford	File: PARK PLACE PHASE III REPLAT 2019
Drawn By: Bedford	Job No. 668-001
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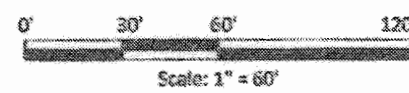
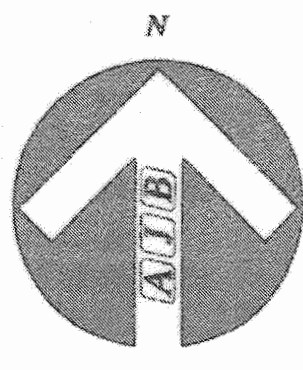
305 N. Alamo Rd. • Rockwall, Texas 75087  
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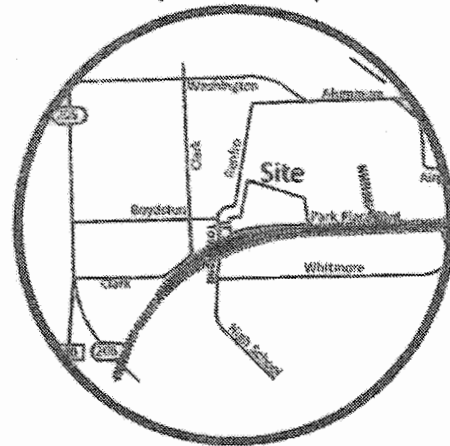
Sheet: 2 of 4

Engineer:  
 TOMDEN ENGINEERING, L.L.P.  
 214-679-1679  
 tjones@tomden.com

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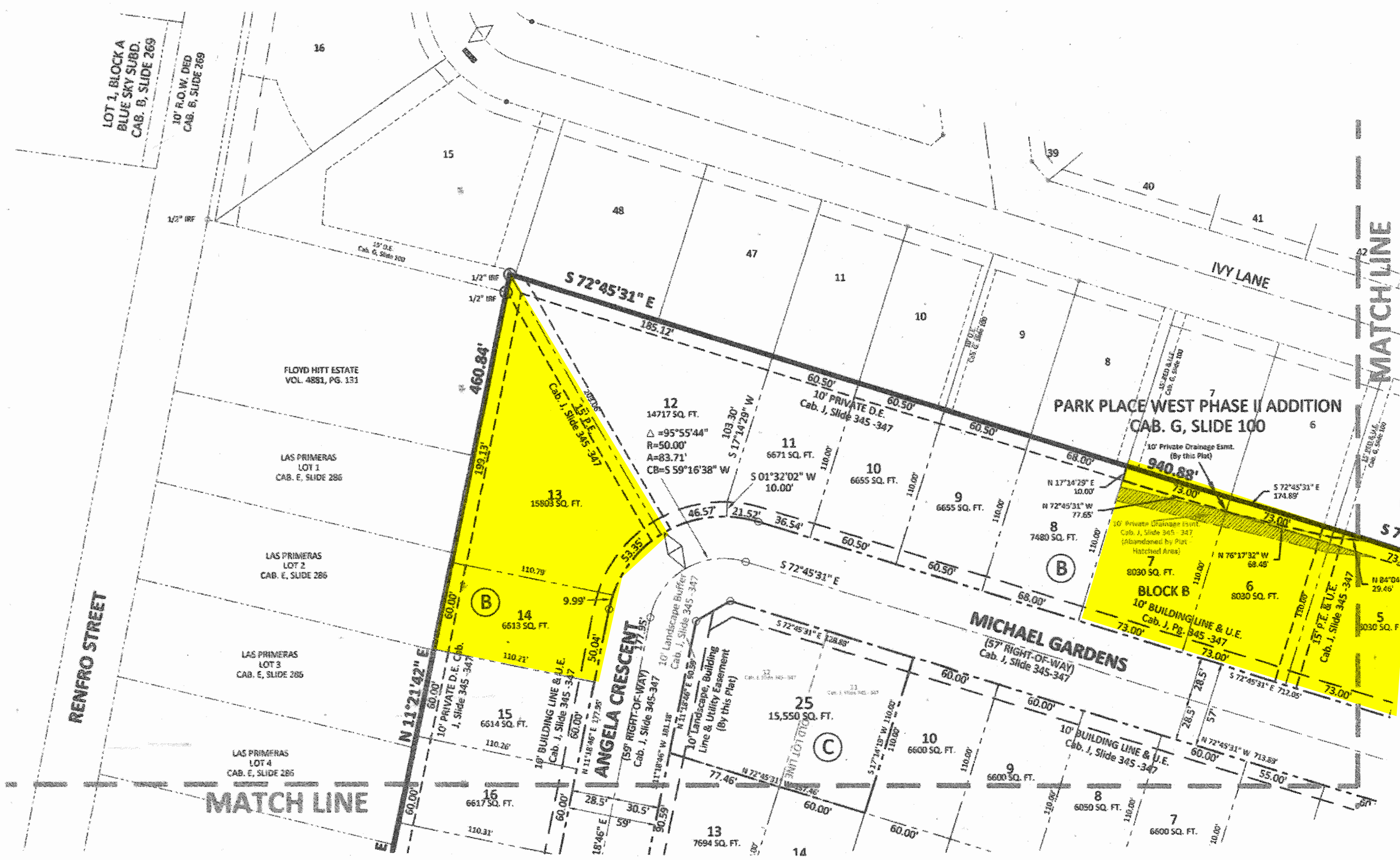


Vicinity Map  
(Not to Scale)



BLOCK "X" LOT AREAS		
LOT #	AREA	DESCRIPTION
LOT 10	56,537 SQ. FT. 1.298 AC	HOA PARK AREA
LOT 11	82,043 SQ. FT. 1.883 AC	DRAINAGE & OPEN SPACE ESMT
LOT 12	14,738 SQ. FT. 0.338 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 17	16,691 SQ. FT. 0.383 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC	HOA LANDSCAPE AREA
LOT 15	2,926 SQ. FT. 0.067 AC	HOA LANDSCAPE AREA
LOT 16	1,268 SQ. FT. 0.029 AC	HOA LANDSCAPE AREA

- LEGEND
- IRF Iron Rod Found
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  - U.E. Utility Easement
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